

Salem Planning and Zoning Commission
December 14, 2010

Present: Amato, R.

Bingham, D. - left at 8:55 pm

Buckley, K.

Burr, E.

Chinatti, M., Town Planner/ZEO

Fogarty, G.

Savalle, R.

Smith, V., Alt.

Walter, G.

Absent: McKenney, H., Alt.

Vacancy, Alt.

CALL TO ORDER:

K. Buckley, chair:

- Called the meeting to order at 7:00 pm, and
- Introduced all members and staff present.

ADDITIONS TO THE AGENDA:

There were no *ADDITIONS TO THE AGENDA* this evening.

PUBLIC HEARING(S):

None Scheduled

PETITIONERS:

- 1) **CT DOT - SP#10-12-01 - Relocation of Water Treatment Facility at Salem Town Center**

M. Chinatti, Town Planner/ZEO:

This is a site plan application for the relocation of the existing water treatment facility for the Salem Town Center at 1 New London Road.

The present water treatment facility is located in the basement of the two-story white building on the southwest corner of Route 82 and Route 85, which many years ago housed the Salem General Store. This building will be demolished by the DOT to facilitate the construction of the roundabout at the Salem Four Corners.

The water treatment facility will be relocated and housed in a proposed building to be constructed to the rear of the Town Center building in the northwest section. It will be 33' x 13' and built on a concrete pad. Water from the present well, located north of the new building, will be pumped

through the tanks in the building and then through new piping to a new drywell to be constructed approximately one hundred and ten (110) feet south of the new building at the rear of the shopping center.

The proposed building will be located outside the Riparian Corridor Overlay Zone.

Three (3) waivers have been requested:

- Certification of A-2 standard,
- Seal and signature of the CT licensed professional responsible for preparation of the plan, and
- For commercial site plans, a separate landscape plan with location, size, and species of proposed trees and shrubs.

The Town Engineer's comments have been received, but are not addressed as yet:

- Soils data for the area of the drywell for the system treatment backwash to determine soil suitability and the depth of seasonally high groundwater,
- Erosion and sedimentation detail, and
- Detail for the proposed new drywell.

S. Bushee and J. Tanski, CT DOT, appeared before the Commission:

Review of plans presented and requested waivers; considerable discussion with the Commission:

- Explanation of Class Standards used by the Connecticut Department of Transportation.
- It is the DOT's practice to have the engineer sign only the cover sheet of plans.
- Significant landscaping will be done after the construction of the roundabout; the landscaping plan for the entire project will be shown on the plans.

M. Chinatti, Town Planner/ZEO:

Stated that the plans were very thorough and very complete; the DOT had been working closely with her prior to submission of their application.

The plans are ready for approval.

Recommends approval of the plans and the three (3) requested waivers.

M/S/C (Bingham/Fogarty) to approve the three (3) waiver requests as proposed by W. Britnell, PE, State of CT Department of Transportation in his letter of December 3, 2010 to the Planning and Zoning Commission. Vote: For approval - Amato, Bingham, Buckley, Burr, Fogarty, Savalle, and Smith. For denial - Walter. Abstentions - none.

MOTION CARRIED.

M/S/C (Bingham/Burr) to approve the site plan application (SP#10-12-01) of the Connecticut Department of Transportation for the relocation of a water treatment facility at the Salem Town Center, 1 New London Road, with the following conditions:

1. The applicant shall work with the Town Engineer to address all of his comments, and
2. Prior to the signing of the mylars, the digital copy of the plan must be submitted and the cover sheet of the plans must be signed by the Professional Engineer.

Vote: approved unanimously.

PUBLIC COMMENTS:

- L. Reid - concerning non-PZC matters.

OLD BUSINESS:

There was no *OLD BUSINESS*.

NEW BUSINESS:

1) Vision Committee - Vision Statement

F. Abetti, Committee chair, and T. Woronik, Committee member, appeared:

Reviewed the draft of the Vision Statement, which had been previously received by all members for review this evening, (see attached to the filed copy of these minutes) with the Commission.

PZC members' comments:

- Feels that the document does not adequately state what makes Salem different from other communities; biodiversity; cultural aspects.
- Socio-economic - feels that *Reducing dependence on residential property tax* should be deleted; economic development does not lower taxes.
 - Perhaps this could be restated as "Balancing residential and economic development."

The PZC thanked the Vision Committee for their work on the Vision Statement.

2) Approval of 2011 Meeting Schedule

M/S/C (Burr/Fogarty) to approve the 2011 Salem PZC Meeting Schedule with the following change:

Change *December 20, 2011* to "December 13, 2011".

Vote: approved unanimously.

ENFORCEMENT OFFICER'S REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT:

There was no ZEO/WEO Report this evening.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

- 1) **November 16, 2010 - Regular Meeting**
- 2) **November 18, 2010 - Emergency Meeting**

M/S/C (Buckley/Burr) to approve the minutes of the November 18, 2010 Emergency Meeting of the Salem Planning and Zoning Commission as presented and the November 16, 2010 Emergency Meeting amended as follows:

Page 8 - first paragraph, change to state: "E. Burr stated he has no problem saying the Pledge of Allegiance, but if the group does not want to say it, he will go along."

[amend] M/ /W (Bingham/) to delete item 3) *Pledge of Allegiance* and all discussion of that item from the 11/16/10 PZC minutes.

MOTION WITHDRAWN

Page 2 - second paragraph, third sentence, change *act on the Public Hearing and postponed* to "..... act on the Public Hearing items and postponed".

Page 2 - second paragraph, last sentence, change *in the excavation regulations.* to "..... in the excavation section of the regulations."

Page 2 - third paragraph, third sentence, change *cubic yards of materials and it is taken* to ".....cubic yards of materials and if it is taken".

Page 3 - third paragraph, change *zoning regulations needed to be changed.* to "..... zoning regulations needed to be adopted."

Page 4 - last paragraph, first sentence, change *fourteen properties in an industrial zone* to "..... fourteen properties located in industrial zones,".

Page 7, fourth paragraph, last sentence, change *people of the freedoms' they have.* to "..... people of the freedoms they have."

Vote: approved unanimously.

PLUS DELTAS:

The Commission did not discuss *PLUS DELTAS* this evening.

CORRESPONDENCE:

There was no *CORRESPONDENCE* for this meeting.

D. Bingham recused himself and left the meeting.

EXECUTIVE SESSION:

- Pending Litigation - Kobyluck Brothers, LLC v Town of Salem Planning and Zoning Commission

M/S/C (_____/_____) to go into Executive Session at 8:57 pm to discuss Kobyluck Brothers, LLC v Town of Salem Planning and Zoning Commission and include K. Lyden, First Selectman, and D. McTigue, Administrative Assistant/Recording Secretary. Vote: approved unanimously.

Present at Executive Session:

R. Amato, K. Buckley, E. Burr, G. Fogarty, R. Savalle, V. Smith, and G. Walter.
K. Lyden, First Selectman, ex-officio member.

Present at the Commission's pleasure:

D. McTigue, PZC Administrative Assistant/Recording Secretary

NO ACTION TAKEN.

M/S/C (Burr/Savalle) to come out of Executive Session at 9:29 pm. Vote: approved unanimously.

ADJOURNMENT:

M/S/C (Savalle/Amato) to adjourn the meeting at 9:45 pm. Vote: approved unanimously.

Doris McTigue, Administrative Assistant/Recording Secretary